


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR		
	SUBJECT	CITY COUNCIL BILL #09-0421/SALE OF PROPERTY- BLOCK 5216, LOT 055		

TO

DATE:
December 18, 2009

The Honorable President and
Members of the City Council
City Hall, Room 400
100 N. Holliday Street
Baltimore, MD 21202

At its regular meeting of December 17, 2009 the Planning Commission considered City Council Bill #09-0421, which is for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property known as Block 5216, Lot 055 and no longer needed for public use; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommends approval of City Council Bill #09-0421 and adopted the following resolution, eight (8) members being present (eight in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #09-0421 be passed by the City Council.

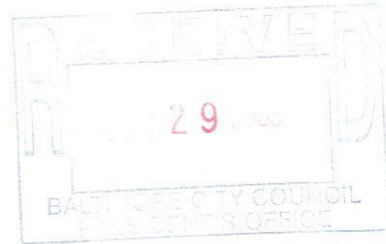
If you have questions, please contact Mr. Wolde Ararsa, Division Chief of the Land Use and Urban Design Division, at 410-396-4488.

TJS/WA/ttl

Attachments

cc:

- Mr. Andy Frank, Deputy Mayor
- Mr. Demuane Millard, Chief of Staff
- Ms. Angela Gibson, Mayor's Office
- The Honorable "Rikki" Spector, City Council Commission Representative
- Ms. Nikol Nabors-Jackson, DHCD
- Mr. Larry Greene, Council Services
- Mr. Walter Horton, Department of Real Estate



J. J. Jumble



Sheila Dixon
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

December 17, 2009

REQUESTS:

- City Council Bill #09-0420 / Sale of Property – Block 5216, Lot 053
- City Council Bill #09-0421 / Sale of Property – Block 5216, Lot 055
- City Council Bill #09-0422 / Sale of Property – Block 5216, Lot 057

RECOMMENDATIONS:

- City Council Bill #09-0420 / Sale of Property – Block 5216, Lot 053: Approval
- City Council Bill #09-0421 / Sale of Property – Block 5216, Lot 055: Approval
- City Council Bill #09-0422 / Sale of Property – Block 5216, Lot 057: Approval

STAFF: Melvin Hicks

PETITIONER: Mayor & City Council

OWNER: Mayor & City Council

SITE/GENERAL AREA

Site Conditions: The subject three properties are unimproved parcels. Lots 053 and 055 are 230 square feet in size and Lot 057 is approximately 380.08 square feet in size and the lots are zoned R-6.

General Area: The subject area is located in the North Baltimore in the York Road Corridor. The properties are adjacent to a 15 foot wide alley. The properties are bounded by Ivanhoe Avenue and Willow Avenue.

HISTORY

There have been no previous Planning Commission actions pertaining to the subject site.

CONFORMITY TO PLANS

This property is not within an Urban Renewal Plan area. This proposal is consistent with the Baltimore City Comprehensive Master Plan LIVE Goal 1, Objective 2: Strategically Redevelop Vacant Properties throughout the City.

ANALYSIS

City Council Bills #09-0420, 09-0421, and 09-0422 authorize the sale of three properties located off a 15 foot wide alley perpendicular to Ivanhoe Avenue. These unimproved lots are surplus properties and no longer needed the Mayor & City Council of Baltimore. These bills

are the required legislation that will allow the properties to be sold. Currently, these lots are being used as parking spaces by the residents in the neighborhood. Mr. James Saunders, resident of 4704 Ivanhoe Avenue has requested to purchase one of the lots. The Department of Real Estate is planning to pursue a sale with the other property owners that are parking on the other two lots.

Therefore, it is staff's findings that the aforementioned properties Lot 053, 055, and 057 of Block 5216 property are no longer needed for public use and can be sold.

Staff has notified Northeast Community Organization – (NECO), Wilson Park Improvement Association, Wilson Park / Northern Neighborhood Association, Baltimore City Department of Real Estate and City Council Representative of this action.



Thomas J. Stosur
Director